

# LINK 9 SKIMMINGDISH LANE BICESTER OX26 5AF

PRELIMINARY  
DETAILS



- Major new development scheme in Bicester
- Within 2 miles of Junction 9 of the London to Birmingham M40 motorway
- Outline planning consent for buildings from 80,000 up to 520,000 sq ft of Distribution / Manufacturing/ Industrial / R & D and offices
- FOR SALE / TO LET

WHITE COMMERCIAL SURVEYORS LTD

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## LOCATION

Strategically located off Junction 9 of the M40, Bicester is a rapidly expanding Oxfordshire town that is scheduled for substantial growth over the coming years. Bicester is readily accessed from both the M40 and A34 and also has excellent links to Aylesbury, Thame and Buckingham. The M1 at Northampton can also be readily accessed via the M40/A43. Link 9 Bicester sits approximately 5 miles from Junction 9 of the M40 and is readily accessed via the A41 and A4421 perimeter road.

## DESCRIPTION

LINK 9 Bicester provides an exciting new design and build development opportunity. It is the only immediately deliverable site in Bicester and the first large scheme in the town for over 15 years. The site totals approximately 35.70 acres (14.45 hectares) and has outline planning consent from Cherwell District Council (15/01012/OUT) for 520,000 sq ft (48,308 sq m) of employment floor space (Class B1c, B2, B8 and ancillary B1a uses). It is anticipated that a completed turnkey building could be provided for an occupier by Spring 2017.

## THE DEVELOPER

Albion Land is a specialist commercial developer with a proven track record in delivering industrial and distribution space for occupiers around the South East. Recent schemes have included Network 401 at Brackley, Network 11 in Banbury and Network 9 in Bicester which was pre-let to Brita Water Filters and Stonebridge. For further information please visit [www.albionland.co.uk](http://www.albionland.co.uk)

## TERMS

Bespoke buildings are available on a leasehold or freehold 'build to suit' arrangement. Units from 80,000 sq ft (7,432 sq m) will be considered.

## VAT

All figures within these terms are exclusive of VAT, where chargeable.

## LEGAL COSTS

Each party is to be responsible for their own costs in this transaction.

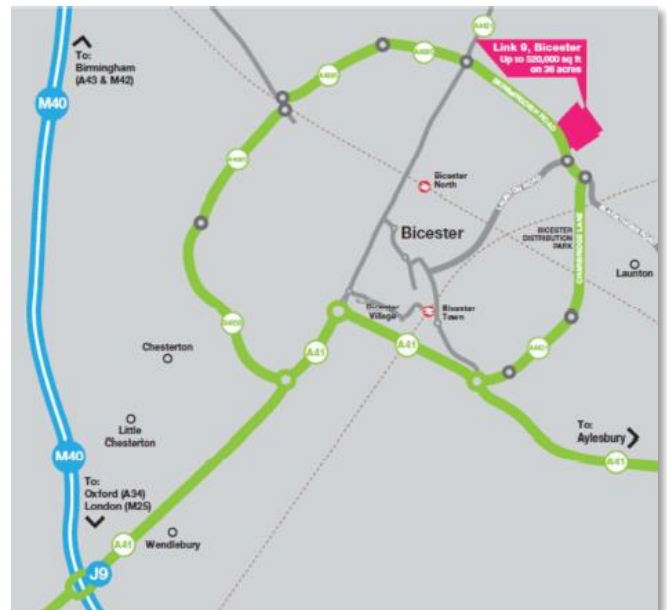
## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:

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*These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. April 16.*